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October 10, 2018

Ms. Mary Jo Galindo and Historic Landmark Commissioners  
City of Austin  
Post Office Box 1088  
Austin, TX 78767-8865  
Sent via E-mail

Re: 1204 W. 10<sup>th</sup> Street NRD-2018-0061 and 1206 W. 10<sup>th</sup> Street NRD-2018-062

Dear Chair Galindo and Historic Landmark Commissioners:

Preservation Austin respectfully requests that the Historic Landmark Commission delay demolition of these two houses which are contributing to the West Line National Register Historic District.

Preservation Austin believes that there are alternatives to demolition that the Commission can request the owner investigate. The lots are zoned SF-3 NP which allows for greater possibilities. Preservation Austin requests the following scenarios be investigated.

- Request that the owner consider whether their needs could be met by doing an addition to one of the houses and using the second as an Accessory Dwelling Unit (ADU).
- Move the two houses on to one of the lots and lease them. These houses can provide affordable housing and density while maintaining the historic character of the neighborhood. Build on remaining lot.
- Keep one of the houses on the front of the lot to use as an ADU and build the house on the other lot with a possible L configuration behind the remaining house.
- Allow the houses to be moved to another lot in the neighborhood (if possible) and provide adequate time for a suitable process to identify someone (individual or organization) to acquire and move them.

We recognize that the HLC is limited in these situations where the buildings may not be eligible for individual local designation. However, Preservation Austin requests that the Historic Landmark Commission direct City Staff to work with the property owner to investigate all available options, such as those listed above, as well as incentives for the preservation of these houses and keep the HLC informed as to the outcome of these discussions. As a community, we should work to promote and support preservation of our National Register districts which in the future could become local historic districts.

For 65 years, Preservation Austin has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. We are concerned not only about the loss of historic fabric but the loss of density and affordability in this neighborhood. As such, we believe that preservation of these resources is integral to the historic fabric of the West Line National Register District neighborhood.

Sincerely,

President, Preservation Austin